# **Real Estate Investment**











\*\* Not on property

# 00 NEW 12 MILE DAM ROAD | T11 R7 WELS, MAINE

- Maine Riverfront Property
- Maine Land for Sale
- Hunting Land for Sale
- Off Grid

- Trout Fishing
- Live Water
- Wilderness Area
- Aroostook County Maine

**-**\$450,000**-**



Escape the digital world and invest in a tangible opportunity that beckons you to step outside, breathe in the fresh northern Maine air, and immerse yourself in the beauty of nature. This 450+ acre timberland and waterfront property in T11 R7 WELS offers a chance to own not just a financial asset, but a place to stand, recreate, and create lasting memories.

#### Location

Situated in an unorganized township near the center of Aroostook County, this property boasts the advantage of no local government, resulting in low taxes. Aroostook County, affectionately known as "The County," encompasses a land area exceeding 6,800 acres, equivalent to the combined size of Connecticut and Rhode Island. This vast county is renowned for its expansive rolling fields along the eastern border, adjacent to New Brunswick, Canada, and its sprawling forests that stretch from its center to the western border with Quebec, Canada. The county's population stands at approximately 67,000 residents.

For your convenience, the nearby service town of Ashland, just 13 miles away, provides essential amenities, including gas, food, and small restaurants. Should you require more extensive services and shopping, the city of Presque Isle is approximately 31 miles away, offering a hospital and a commercial airport. Additionally, this property is well-connected, located 145 miles or 2 ½ hours from Bangor, 246 miles or about 5 hours from Quebec City, and 380 miles or a 6-hour drive from Boston.



# Lifestyle Properties of Maine





SCAN TO VIEW THE FULL PROPERTY DETAILS & VIDEO!



#### **Local Government**

#### **Police**

County Sheriff (207) 532-3471

#### **Fire**

Maine Forest Service (207) 435-7963

Town Office N/A

#### Tax Assessor

State of Maine (207) 624-5600 prop.tax@maine.gov

#### **Code Enforcement**

LUPC (207) 435-7970 Meagan.Westfall@maine.gov

# Phil McPhail REALTOR® (207) 290-0372 phil2@lifestylepropertiesme.com

#### Land

This property spans 450+ acres and boasts approximately 5,800 feet of road frontage along New 12 Mile Dam Road. Most notably, it offers approximately ½ mile of frontage along the stunning Machias River, where you can launch your boat and embark on countless adventures.

The Machias River, distinct from the more famous river of the same name in Washington County, originates at Big Machias Lake in T12 R8 and flows for nearly 34 miles before joining the Aroostook River in Ashland. It serves as a major tributary to the Aroostook River within the St John River System. This property is situated in the Pinkham Bridge to Ashland section of the river, a 20-mile stretch celebrated for its excellent paddling opportunities, featuring a couple of class 1 & 2 rapids. The river is also a prime location for encountering wild Maine brook trout.

The property's topography ranges from 680 to 860 feet above sea level, and the soils, characterized by Monarda/ Telos and Telos/Chesuncook types, host a variety of common tree species, including red spruce, balsam fir, black spruce, northern white cedar, eastern white pine, eastern hemlock, paper birch, white spruce, balsam fir, yellow birch, paper birch, and sugar maple, red maple.

# 00 NEW 12 MILE DAM ROAD | T11 R7 WELS

**Shopping** 

Ashland, 10± miles

City

Presque Isle, 32± miles

**Airport** 

Presque Isle, 32± miles

Interstate

Oakfield, 50± miles

Hospital

Presque Isle, 33± miles

Boston, MA

380± miles (6± hours)

LISTING PRICE

Acres 450± \$450,000 Taxes \$501\*

\* Taxes estimated from a per dollar estimate based on a larger parent parcel





**Forester** 

N/A

**Most Recent Harvest** 

2021

**Timber Type** 

Mixed

**Nearest Mill** 

Masardis

**Easement** 

None

Leases

None

**Tree Growth Status** 

Yes

**Tree Growth Plan** 

No

**View** 

Trees | Woods

**Zoning** 

**LUPC** 

**Road Frontage** 

Yes | 5800'

**Water Frontage** 

2800' | Machias River

#### **Points of Interest**

This property is conveniently located within the boundary of the North Maine Woods (NMW), an expansive area comprising over 3.5 million acres of top-quality commercial forest land. The NMW is known for its impressive natural beauty and is home to two of the most renowned wild rivers in the Northeast, the St. John and the Allagash. It completely surrounds the Allagash Wilderness Waterway, providing a unique blend of a working forest and remote, pristine recreational areas.

Aroostook River & Fish River: The property is in proximity to the Aroostook River and Fish Rivers, both of which are sought-after destinations for paddling and offer outstanding fishing opportunities.

Snowmobile and ATV Trails The region hosts Maine's largest and best snowmobile and ATV trail systems, ensuring year-round outdoor adventures.

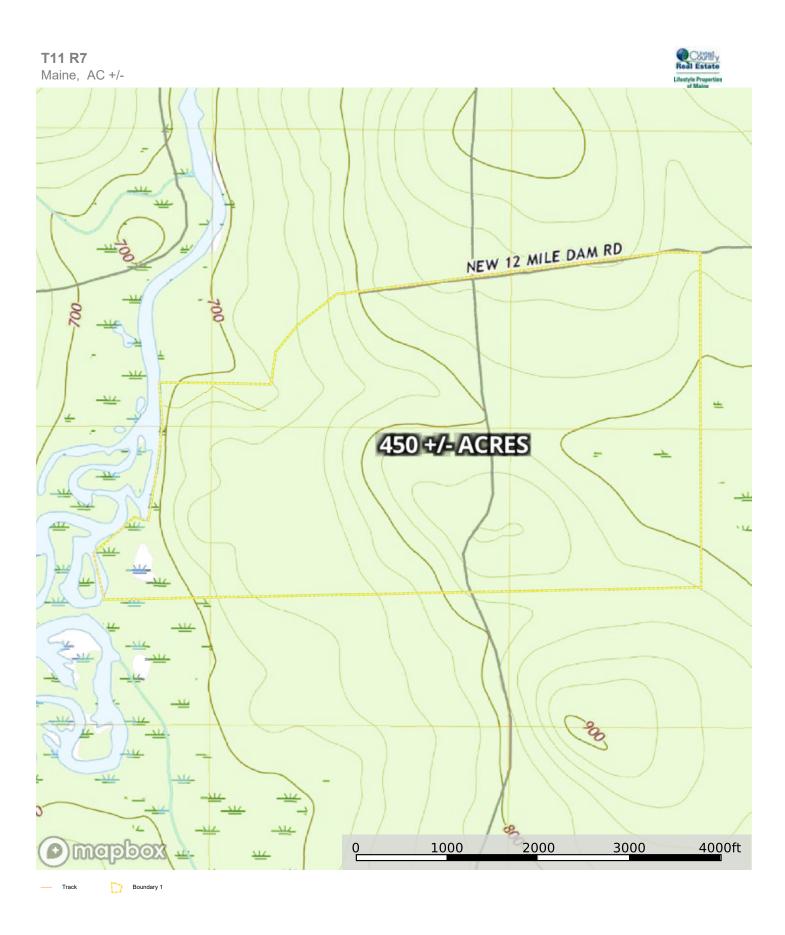
#### In Conclusion

This exceptional property is offered at a competitive price and has low property taxes. With around 5,800 feet of private road frontage and approximately another ½ mile of internal roads, you'll enjoy easy access throughout the land. Moreover, the property provides a half mile of frontage along the Machias River, complete with a boat landing. Mixed timber graces the landscape, promising both financial potential and natural beauty for the discerning investor. Don't miss this opportunity to own a piece of Northern Maine's pristine wilderness.





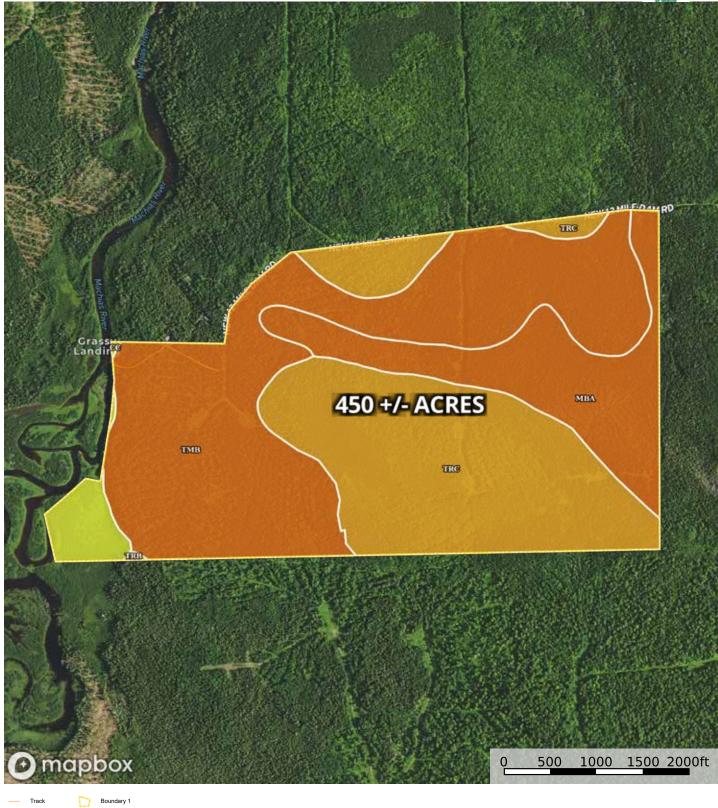




**T11 R7**Maine, AC +/-







#### | Boundary 1 450.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
ТМВ	Monarda-Telos complex, 0 to 8 percent slopes, very stony	200.6 1	44.58	0	26	7s
TRC	Telos-Chesuncook-Ragmuff association, 3 to 15 percent slopes, very stony	159.6 8	35.49	0	28	6s
MBA	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	75.66	16.81	0	22	7s
СС	Charles-Cornish complex, 0 to 3 percent slopes	13.72	3.05	0	41	4w
TRB	Telos-Monarda-Monson association, 0 to 8 percent slopes, rocky	0.33	0.07	0	23	6s
TOTALS		450.0( *)	100%		26.49	6.55

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



#### **Grazing Cultivation**

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

PROPERTY LOCATED AT: New 12 Mile Dam Road, T11 R7 WELS, ME

#### PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

#### SECTION I — HAZARDOUS MATERIAL The licensee is disclosing that the Seller is making representations contained herein. A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? Yes No X Unknown Yes No Unknown If Yes: Are tanks in current use? If no longer in use, how long have they been out of service? If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown Are tanks registered with DEP? Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_ Location: What materials are, or were, stored in the tank(s): Comments: N/A Source of information: seller B. OTHER HAZARDOUS MATERIALS - Current or previously existing: TOXIC MATERIAL: Yes No X Unknown Yes No X Unknown LAND FILL: Yes No X Unknown RADIOACTIVE MATERIAL: METHAMPHETAMINE: Yes No X Unknown Comments: N/A Source of information: seller Buyers are encouraged to seek information from professionals regarding any specific issue or concern. Seller Initials 79 Page 1 of 3 **Buyer Initials**

Fax: 207.794.6666

#### SECTION II — GENERAL INFORMATION

Is the property subject to or have the be	nefit of any encroachments, easements, rights-of-way, leases, rights of
first refusal, life estates, private ways, tr	ails, homeowner associations (including condominiums and PUD's) or
restrictive covenants?	
If Yes, explain: See encumbrences a	s listed in Exhibit B of deed in Book 6082 Page 78*
Source of information: <b>Deed</b>	
Is access by means of a way owned and n	naintained by the State, a county, or a municipality over which the public
has a right to pass?	Yes X No Unknown
If No, who is responsible for mainter	ance? owners
Road Association Name (if known):	ione
Are there any shoreland zoning, resource	protection or other overlay zone
requirements on the property?	
If Yes, explain: <b>LUPC Zones P-WL</b>	1, P-WL2, P-WL3, P-SL2 and Recreation Protection
Source of information: LUPC ( Land	l Use Planning Commission) Parcel Viewer
Is the property the result of a division wi	chin the last 5 years (i.e. subdivision)?
If Yes, explain: <b>N/A</b>	
Source of information: Public record	1. The 2 - sales in 2021 were existing leased lots.
Are there any tax exemptions or reduction	ns for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland	, Blind, Working Waterfront? X Yes No Unknown
If Yes, explain: Tree Growth Tax	
Is a Forest Management and Harvest	Plan available? Yes X No Unknown
Has all or a portion of the property been	surveyed? Yes X No Unknown
If Yes, is the survey available?	
Has the property ever been soil tested?	
If Yes, are the results available?	Yes <b>X</b> No Unknown
Are mobile/manufactured homes allowed	?
Source of information: seller and public	
Additional Information: * Aroostook Co	unty Registry of Deeds South.
See attached sketch showing approxi	nate location of land being sold to be surveyed prior to closing.
Buyer Initials	Page 2 of 3 Seller Initials 77

PROPERTY LOCATED AT: New 12	Mile Dam Road, T11 R7 W	ELS, ME	
ATTACHMENTS CONTAININ	NG ADDITIONAL INFO	ORMATION:	X Yes No
Seller shall be responsible and Buyer. As Seller, I/we have pro	-	*	
Thomas Gandnen, President	11/02/2023		
SELLER	DATE	SELLER	DATE
Gardner Land Company Inc.			
SELLER	DATE	SELLER	DATE
I/We have read and received a qualified professionals if I/we ha	1.0		ld seek information from
BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE



BOOK 6082 PG 78 # 2020011772 10/20/2020 01:46:15 PM MELISSA L. RICHARDSON, REGISTER AROOSTOOK COUNTY, ME SOUTH E-RECORDED Maine Real Estate Transfer Tax Paid

#### QUITCLAIM WITH COVENANT DEED

DLN:	

CHURCHILL ALLAGASH TIMBER HOLDINGS, LLC, a Maine limited liability company, whose mailing address is c/o Maine Forest Investments, LLC, PO Box 124, Vinalhaven, ME 04863 ("Grantor"), for consideration paid, grants with QUITCLAIM COVENANT, to GARDNER LAND COMPANY, INC., a Maine business corporation, whose mailing address is P.O. Box 189, Lincoln, ME 04457, the real property described in Exhibit A attached hereto and made a part hereof and located in the County of Aroostook, in the State of Maine (the "Property"), SUBJECT, however, to encumbrances described or referred to on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Churchill Allagash Timber Holdings, LLC has caused this instrument to be signed in its name by Charles Gadzik, its Manager, as of the 20 day of October, 2020.

**GRANTOR:** 

**CHURCHILL ALLAGASH TIMBER** 

HOLDINGS, LLC

Charles Gadzik

Title: Manager

STATE OF MAIN COUNTY OF Penalscot

On Orthu 20, 2020, personally appeared the above-named Charles Gadzik, Manager of Churchill Allagash Timber Holdings, LLC, in his said capacity, and acknowledged the foregoing to be his free act and deed and the free act and deed of said limited liability company.

Before me,

Print Name:

My commission MAHALE ATTORNEY #2477

#### EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

#### VI - Township 11, Range 7 Parcel A

The subject property is described in deed from the State of Maine to Diamond International Corporation, dated January 4, 1978 and recorded in the Aroostook County Registry of Deeds, South, in Volume 1343, Page 23. The subject property is described in the aforesaid deed as follows:

#### PUBLIC RESERVED LAND

#### Aroostook County, State of Maine

Township	Acreage +/-	Description
T 11, R 7, WELS	500	500 unlocated acres consisting of the 500-acre unlocated public lot in the east half of the township/

#### VI - Township 11, Range 7 - Parcel B

The subject property is described in deed from Eastern Manufacturing Company to Penobscot Development Company, dated August 17, 1912 and recorded in the Aroostook County Registry of Deeds, South, in Volume 266, Page 281. The subject property is described in the aforesaid deed as follows:

"The following described real estate situate in the State of Maine to wit: All of the east one-half (1/2) of Township eleven, (11) Range seven (7) WELS in the County of Aroostook and all the right to cut and carry away the timber and grass from the public lots in said one half."

#### VI - T11, R7 WELS Parcels A-B

Excepting the property conveyed to Stramineus Corporation by Heartwood Forestland Fund V Limited Partnership by Easement Deed recorded in the Southern Aroostook Registry of Deeds in Book 5042, Page 310.

#### XVIII - Garfield Plantation - Parcel A

A portion of the premises described in the deed from Lakeville Shores, Inc. to Fraser Papers, Inc. dated December 3, 2002 and recorded in the Aroostook County Registry of Deeds, South in Book 3739, Page 294 as follows:

A certain lot or parcel of land situated in Garfield Plantation (Township 11, Range 6, W.E.L.S.), County of Aroostook, South, State of Maine and described as follows:

Section Numbered Twelve (12) in Garfield Plantation, Aroostook County, Maine.

This property is SUBJECT TO the rights of the owners of the presently existing American Realty Road and Pinkham Road, so-called, which cross the above-described lot.

#### XVIII - Garfield Plantation - Parcel B

The premises described in the deed from Chris W. Bates to Fraser Papers, Inc. dated February 13, 2003 and recorded in the Aroostook County Registry of Deeds, South in Book 3767, Page 145 as follows:

The property situated in Garfield Plantation, County of Aroostook and State of Maine, being described as follows, to wit:

Sections Numbered 3 and 4.

#### XXIII- Garfield- Parcels A & B

Subject to the rights and easements contained in Right of Way/Easement Release from Heartwood Forestland Fund V Limited Partnership to Robert Leo Keiffer, et al. recorded in the Aroostook County Registry of Deeds, South in Book 4585, Page 220.

The conveyance of the above-described Property is SUBJECT TO the rights of the State of Maine and the public to any great ponds located in whole or in part within the above-described Property.

Hereby conveying, however, as appurtenant to the above-described Property, any right, title or interest that Grantor may ever be determined to hold in or to any great ponds or the property underlying any great ponds.

For the same consideration, Grantor does hereby also convey any right, title or interest that it may have acquired to any abandoned highways, roads, or ways, in common, however, with others, including said Grantor, subject, however, to rights of the State of Maine and the public in any public highway located within or abutting the property.

For the same consideration and as an appurtenance to the property herein conveyed only, Churchill Allagash Timber Holdings, LLC, as grantor, does hereby assign to Gardner Lane Company, Inc., as grantee, in common with others entitled thereto, the easements and rights of way across lands of others pursuant to that certain Grant of Crossing Rights by and among Fraser Papers Inc., et al., recorded in the Aroostook County (South) Registry of Deeds on July 26, 2004 in Book 4003, Page 285, as affected by First Amendment to Grant of Crossing Agreement dated March 30, 2006 and recorded in said Registry of Deeds in Book 4297, Page 33, Assignment of Grant of Crossing from J.M. Huber Corporation to Huber Timber LLC, dated November 30, 2007 and recorded in said Registry of Deeds in Book 4675, Page 123, Assignment of Grant of Crossing from Huber Timber LLC to North Woods ME Timberlands, LLC, dated April 23, 2009 and recorded in said Registry of Deeds in Book 4691, Page 103, and Assignment of Grant of Crossing from Huber Timber LLC to Sylvan Timberlands, LLC dated November 19, 2009 and recorded in said Registry of Deeds in Book 4772, Page 146. This Assignment shall not release Grantor's rights and easements under such Agreements to the extent the same benefits other lands of Grantor.

Meaning and intending to convey, and hereby conveying, all of the premises in Township 11 Range 7 WELS and Garfield Plantation, conveyed by Heartwood Forestland Fund V Limited Partnership to Churchill Allagash Timber Holdings, LLC recorded on June 28, 2013 and recorded in the Aroostook County (South) Registry of Deeds in Book 5200, Page 128, the parcels conveyed hereby being a portion of the property described in said deed.

#### EXHIBIT B

#### **Encumbrances**

#### THE PROPERTY IS CONVEYED SUBJECT TO:

- 1. Rights, easements, terms and conditions with regard to the excepted and reserved parcels of land and rights of way as described in the deed to Fraser Paper, Limited from Diamond Occidental Forest, Inc. dated August 25, 1988 and recorded in the Aroostook County Registry of Deeds, South in Book 2116, Page 94; and recorded exceptions specifically referenced in said deed, to the extent that said exceptions are in force and applicable.
- 2. Terms and provisions set forth in the Grant of Crossing Rights by and among Fraser Papers Inc., et al., recorded in the Aroostook County Registry of Deeds, South on July 26, 2004 in Book 4003, Page 285; as amended by instruments recorded in Book 4297, Page 33, Book 4675, Page 123, and Book 4772, Page 146.
- Terms and provisions set forth in the Easement Deed and Agreement from Fraser
   Timber Limited to Katahdin Forest Management LLC, et al dated March 18, 2005 and
   recorded in the Aroostook County Registry of Deeds, South in Book 4097, Page 260.
- 4. Access and mineral rights reserved and the terms, conditions and restrictions regarding said reserved rights as set forth in the deed from Fraser Timber Limited to Heartwood Forestland Fund V Limited Partnership dated May 19, 2005 and recorded in Aroostook County Registry of Deeds South in Book 4124, Page 1.
- 5. Rights reserved by the State of Maine to construct, reconstruct and maintain all public roads and ways that lay within the lots described in the deed to Diamond International Corporation dated January 4, 1978 and recorded in said Registry of Deeds in Book 1343, Page 23.
- 6. Rights and easements reserved by Lakeville Shores, Inc. set forth in an instrument to Fraser Paper, Inc. dated December 3, 2002 and recorded in said Registry of Deeds in Book 3739, Page 294 and terms and conditions regarding said easement rights.
- 7. Timber First Offer Agreement by and among Churchill Allagash Timber Holdings, LLC, Maibec Lumber Inc. and Maibec USA LLC, dated November 4, 2016, as evidenced by a Memorandum of Timber First Offer Agreement dated November 4, 2016 and recorded in the Aroostook County Registry of Deeds (Southern District) in Book 5609, Page 55.



# Dept. of Professional & Financial Regulation Office of Professional & Occupational Regulation

#### MAINE REAL ESTATE COMMISSION





#### REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:** 

- To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- To treat both the buyer and seller honestly and not knowingly give false information;
- To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

## You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relation-ship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic ser-

vices required of all licensees listed above:

- $\sqrt{\phantom{a}}$  To perform the terms of the written agreement with skill and care;
- $\sqrt{}$  To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

## COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- The company and all of its affiliated licensees represent you as a client (called "single agency");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- √ The company may offer limited agent level services as a disclosed dual agent.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. Both the buyer and the seller must consent to this type of representation in writing.

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

#### Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee		
	This form was presented on (date)	
	ToName of Buyer(s) or Seller(s)	
	byLicensee's Name	
	on behalf of United Country Lifestyle Properties of Maine Company/Agency	

MREC Form#3 Revised 07/2006 Office Title Changed 09/2011